



30 West View Road, Mexborough, S64 9BE

Asking Price £185,000

Situated towards the head of the cul de sac, enjoying open views across the valley is this well presented Three bedroom semi detached property. With driveway providing off road parking for more than one vehicle, the family home enjoys modern fittings throughout and benefits from an en suite facility to the master bedroom.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Mexborough

Mexborough is a town in the Metropolitan Borough of Doncaster in South Yorkshire, England. It lies on the estuary of the River Dearne, on the A6023 road, between Manvers and Denaby Main. Mexborough is located at the north eastern end of a dyke known as the Roman Ridge that is thought to have been constructed by the Brigantian tribes in the 1st century AD.

Material Information

Council Tax Band - C

Tenure - Freehold

Property Type - Semi Detached

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Entrance Hallway

A good sized hallway which comprises of a double glazed entrance door to the front, a central heating radiator, stairs leading to the first floor and an under stairs storage cupboard.

Downstairs WC

Presents a W/C, hand wash basin and a central heating radiator

Kitchen Diner 15'3" x 11'1" (4.67m x 3.40m)



A modern style kitchen, fully fitted with a range of high gloss cream wall and base units, work surfaces, complimentary splash backs and a 1 1/2 bowl sink and drainer unit. Having an electric integral oven and black glass hob with a cooker hood above, plumbing for an integral dish washer, a central heating radiator, and a rear facing double glazed window and patio doors leading to the rear garden.

Utility

With space and plumbing for a washing machine and a door leading to the office.

Office



Comprises of a front facing double glazed window and a central heating radiator.

First Floor Landing

Having stairs leading to the second floor.

Lounge 15'5" x 14'7" (4.72m x 4.47m)



A rear facing room, which presents a modern style central heating radiator and a rear facing double glazed window.

Bedroom Three 14'2" x 8'2") (4.34m x 2.51m)



A front facing bedroom, which has a front facing double glazed window and a central heating radiator.

Bathroom



A fully tiled bathroom suite, which comprises of a bath with mixer taps and a shower over with a glass shower screen, W/C & hand wash basin, a central heating radiator and a front facing double glazed window.

Master Bedroom 12'7" x 11'8" (3.84m x 3.58m)



A rear facing bedroom which has a central heating radiator, a rear facing double glazed window and a door leading to the en-suite shower room.

En Suite



Comprising of a shower cubicle, W/C & a floating hand wash basin with storage drawer underneath and a central heating radiator.

Bedroom Two 15'5" x 12'11" (4.7 x 3.94)



Having a front facing double glazed window and a central heating radiator.

External

To the front of the property is off road parking for more than one vehicle. To the rear is a paved patio area with steps leading to a laid to lawn area with views across the valley.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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